



**HISTORIC PRESERVATION  
COMMISSION**

Mike Deskin  
Elias Esquer  
Bob Gasser, Chair  
Dan Killoren  
Ann Patterson  
Stuart Siefer, RA  
Liz Wilson, Vice-Chair

♦ ♦ ♦

**HISTORIC PRESERVATION  
OFFICER**

Joe Nucci, RA



The City of Tempe is a  
Certified Local Government,  
in association with the United  
States Department of the  
Interior/National Park Service



Tempe Historic  
Preservation Office  
Community Development  
Department  
21 East 6<sup>th</sup> Street, Suite 208  
P.O. Box 5002  
Tempe, AZ 85280

♦ ♦ ♦

**480.350.8028**  
8579 FAX; 8913TDD



Tempe Historic Preservation Commission (Tempe HPC)

# MEETING MINUTES

Meeting Date: Thursday, August 10, 2006

Location: Hatton Hall 34 East Seventh Street

Commissioners  
Present: Esquer, Elias  
Bob Gasser  
Dan Killoren  
Ann Patterson  
Siefer, Stuart  
Wilson, Elizabeth

Staff Present: Amy Douglass, Museum Administrator  
Chris Messer, Redevelopment Principal  
Joe Nucci, CDD Historic Preservation Officer  
Mark Vinson, CDD City Architect

Public Present: Gail Caldwell 85281  
Chris Higgins 85282  
Carson Janes 85281  
Toni Janes 85281  
Rick Labonte (ACI)  
Vic Linoff (THMAB)  
Ken Losch (ACI)  
Stephanie Martensen (ACI)  
Richard Pagoria 85284  
Pam Rector 85283  
Dann Sandvig 85281  
Susan Shaffer Nahmias 85044  
Gail Shunk 85282  
Victoria Vargas 85256

**Call to Order:** 6:00 pm, Bob Gasser, Chair

## I. Call to Audience

Chairman Gasser acknowledged public attendance and made a call to the audience. Janice Williams, 69 W 13<sup>th</sup> St. said she lives in the College View subdivision and does not feel her property is historic. She opposes designation for her property.

## II. Approval of Minutes

Chairman Gasser called for discussion of the minutes of the Tempe HPC meeting of July 13, 2006.

*MOTION MADE BY COMMISSIONER ESQUER AND SECONDED BY COMMISSIONER WILSON TO APPROVE MINUTES OF THE JULY 13, 2006, TEMPE HPC MEETING. MOTION CARRIED 6-0.*

### **III. Discuss & Consider – Hayden Flour Mill Redevelopment**

Chairman Gasser introduced Chris Messer, Redevelopment Principal, explained Avenue Communities Inc. (ACI) has acquired the development rights to the Flour Mill property. Messer said the Development & Disposition Agreement (DDA) approved by Council allows up to 469,160 square feet of mixed use development. Messer indicated the DDA requires a first-phase of development to be constructed within a specific schedule for processing and permitting.

Ken Losch with ACI stated their company is also developing the Center Point Condominium project. Losch mentioned the milling equipment still remaining noting ACI is proposing to recondition this machinery and operate it as an interpretive feature of the redevelopment. Rick Labonte with ACI stated the first phase does not include new building construction but proposes retail, office space, and temporary surface parking. He noted public amenities are required in the first phase and stated the Tempe (Hayden) Butte trailhead will be the initial focus of these improvements.

Gasser asked what the increase in developed square footage will be from what currently exists. Losch stated phase one will include approximately 10,000 sf of retail and 20,000 sf of office use which is approximately the limit of the mill building. Gasser asked about a use for the silos. Losch indicated ACI is committed to the preservation of both the mill and the silos. He addressed the concept drawings in the DDA stating these are preliminary ideas for redevelopment and indicate interpretation of the milling history of the site. Gasser indicated the primary concern is maintaining views of the historic properties from Mill Avenue.

HPO requested identification of members to represent HPC on a subcommittee to attend weekly project progress meetings throughout the Planned Area Development (PAD) process and possibly beyond submittal of the concept into the design phase for permitting. Commissioner Siefer volunteered to serve and to be available.

***CONSENSUS – COMMISSIONER SIEFER WILL SERVE AS HPC REPRESENTATIVE AND ATTEND WEEKLY PROJECT MEETINGS.***

### **IV. Discuss & Consider – Hayden Flour Mill Historic Property Designation**

Chair introduced discussion for renewing the HPC recommendation for designation from 04/07/05. He noted that per ordinance recommendation of approval of any designation by the historic preservation commission shall be void if the designation has not been adopted by the city council within one year of the commission's action. Gasser noted that the public process for designation had been completed through the second public hearing at Council in 2005, at which time Council continued action to designate the property pending resolution of ongoing litigation. With that legal action resolved, he called for consensus for a recommendation of approval of designation of the Hayden Flour Mill and Silos and listing in the Tempe Historic Property Register.

Gasser asked if there was consensus to renew the recommendation. No consensus.

*MOTION BY COMMISSIONER PATTERSON SECONDED BY COMMISSIONER ESQUER – TEMPE HPC RECOMMENDS APPROVAL OF HISTORIC PROPERTY DESIGNATION FOR HAYDEN FLOUR MILL AND SILOS AND LISTING IN THE TEMPE HISTORIC PROPERTY REGISTER. MOTION CARRIED 5/1 WITH COMMISSIONER SIEFER VOTING NO AND STATING HE IS NOT OPPOSED TO THIS DESIGNATION BUT WISHES TO ALLOW AVENUE COMMUNITIES MORE TIME TO CONCUR IN SUPPORT.*

## **VI. Discuss & Consider – Changes to the Tempe Historic Preservation Ordinance**

Review ordinance, preservation plan, commission procedures, design review criteria.

*CONTINUED*

## **VII. Discuss & Consider – Designation Eligibility Criteria & Process**

Chair introduced discussion for review of designation eligibility criteria and processes for evaluating significance of candidate districts. Commissioner Patterson indicated the proposed categories have been expanded to include additions.

*CONSENSUS – COMMISSIONERS AND STAFF WILL DEVELOP RATING CHECKLIST FORM*

## **VII. Discuss & Consider – Alternatives to Vienna Bakery Building demolition**

Chair introduced discussion for review of actions to avoid demolition of the historic Vienna bakery building at 415 South Mill Ave. Gasser said that the historic 1983 Vienna Bakery Building has recently been sold to the owner of the adjacent property to the south and that this assembled property is being considered for redevelopment to higher density. HPO noted the assembled properties are zoned CC City Center and that the Community Design Principles recently completed by the City Architect and accepted by City Council apply to development at this location. He noted this property was listed in the National Register of Historic Places in 1980, but has not been listed in the Tempe Historic Property Register.

Commissioner Siefer stated he is concerned about preservation of the historic structure and also the context in which it exists. He indicated context within the Mill Avenue heritage core is almost as important as preservation of the remaining historic resources. Siefer emphasized that allowing new development along Mill to overwhelm the standing historic buildings will have an extreme adverse effect on the ability of the core or the district to convey what remains of the character and feeling of community history. He noted that the accepted Community Design Principles specify setbacks for new construction within the heritage core for the purpose of protecting historic character but that no specific regulatory controls exist with CC zoning.

*CONSENSUS – IDENTIFY VIENNA BAKERY AS ENDANGERED PROPERTY AND PURSUE REVISING POSTER*

### **VIII. Discuss & Consider – Dittert Memorial at Papago Park**

Chair introduced discussion to formalize HPC support for a memorial to late Dr. Alfred E. Dittert at trail head to Loma del Rio. He said Dr. Dittert had a very long and successful history with archaeology and that he supports this opportunity to recognize a community leader, however, he believes it is beyond the purview of HPC to initiate the naming process. He recommended that the Tempe Historical Museum or their Advisory Board initiate and manage the process with HPC support. Dr. Douglass agreed stating she was looking for a letter of support from HPC for naming the trail branch from the main trail to Loma del Rio in honor and recognition of the late Dr. Alfred E. Dittert.

*CONSENSUS – CHAIR TO WRITE LETTER OF SUPPORT TO COMMUNITY SERVICES FOR NAMING THE LOMA DEL RIO TRAIL IN HONOR OF DR. DITTERT.*

### **IX. Discuss & Consider – SHPO Planning Process**

Chair introduced discussion to provide feedback to SHPO on Arizona Historic Preservation Plan Update questionnaire (Garrison).

*HPO COLLECTED – COMMISSIONERS COMMENTS FOR TRANSMITTAL TO SHPO*

### **X. Discuss & Consider – Commission / Council Liaisons**

Chair introduced discussion noting that assignments have not been made after the elections and that default assignments have been made by substituting new members and new council persons. Commissioner Patterson outlined issues for communication to Council to be; protection for the Vienna Bakery Building, completion of designation for the Hayden Flour Mill, information on upcoming Maple-Ash district designation, information on Valley National Bank, and retaining historic character in the Mill Avenue heritage core. Speaking points will be prepared for communicating these issues in through the liaison process.

*CONSENSUS – COMMISSIONER COUNCIL LIAISONS; MIKE DESKIN >< BARBARA CARTER, ELIAS Y. ESQUER >< BEN ARREDONDO. BOB GASSER >< HUGH HALLMAN, DAN KILLOREN>< SHANA ELLIS, ANN PATTERSON >< HUT HUTSON, STU SIEFER >< ONNIE SHEKERJIAN, LIZ WILSON >< MARK MITCHELL*

### **XI. Discuss & Consider – Future Agenda Items**

The following items were requested to be included on the September agenda:

- 1) HPC Public Hearing for Gage Addition, Park Tract, and College View historic districts designation.
- 2) Review Avenue Communities concept for Hayden Flour Mill and Silos redevelopment (if requested).

*CONSENSUS – SEPT 14 AGENDA TO INCLUDE PUBLIC HEARING FOR GAGE ADDITION PARK TRACT COLLEGE VIEW HISTORIC DESIGNATION + AVENUE COMMUNITIES INC REVIEW*

**The meeting adjourned at 8:14 PM.**

*Minutes scheduled for Tempe HPC approval on 09/14/2006.*

---

**Bob Gasser, Chair**



Rdevpub/HistoricPreservation/HPCmins081106PROCEEDINGS.doc

**Meeting minutes are produced from a transcript of proceedings. The transcript of proceedings and the minutes are available on request from Tempe HPO.**

---

HPCmins081106.doc filed City Clerk 09/15/06 Krosschell, Connie; Fillmore, Karen; Stennerson, Julie & posted to [www.tempe.gov/historicpres](http://www.tempe.gov/historicpres)

---

Draft issued for review comments to:	Review comments received from:
<input checked="" type="checkbox"/> Rick Labonte ACI	<input type="checkbox"/>
<input checked="" type="checkbox"/> Ken Losch ACI	<input type="checkbox"/>
<input checked="" type="checkbox"/> Stephanie Martensen ACI	<input type="checkbox"/>

Frequently Used Abbreviations or Acronyms:

CDD – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley the CDD consists of six divisions; Economic Development, Housing Services, Redevelopment, Neighborhood Enhancement, Rio Salado/Town Lake, and Special Projects. The Tempe Historic Preservation Office is an agency of the Development Services Department.

CLG – Certified Local Government: In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act empowering Arizona cities and counties to become Certified Local Governments (CLGs). Once certified, these entities are eligible for specialized assistance and funds for developing their own local preservation programs. The City of Tempe became a CLG in 1995.

HPAC – Historic Preservation Advisory Committee: Arizona State Parks is governed by the State Parks Board and receives direction and oversight from several advisory committees and groups such as the Historic Preservation Advisory Committee, also known as HPAC.

IEBC – International Existing Building Code adopted by Tempe City Council by Ordinance No. 2005.89 on December 1, 2005, as part of the code body promulgated by the International Code Council, provides means for preservation of existing Tempe building inventory through reasonable and feasible code processes.

IRS – Issue Review Session: Mayor and Council public meeting where members of the public may come forward and talk with City Council during the “Call to the Audience” at the beginning of the IRS.

SHPO – State Historic Preservation Office: a division of Arizona State Parks, is responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources.

SRP-MIC – Salt River Pima-Maricopa Indian Community: Created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.

Tempe HPC – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments. Meetings are held first Thursday of each month and are located at Hatton Hall, 34 E. 7th Street, Bldg. #B (public parking in Brickyard).

Tempe HPF – Tempe Historic Preservation Foundation: A private nonprofit corporation established in 2005, Mission Statement 02.02.06 “The Tempe HPF advocates preserving Tempe’s at risk historic properties and supporting worthy preservation projects through education, community participation, and fundraising.”

Tempe HPO – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe’s prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities.

THM – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.

TOD – Tempe Transportation Overlay District (in production) The purpose of the TOD is to encourage appropriate land development and redevelopment consistent with and complementary to the community’s focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City.

ZDC – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe.